

FOUNTAIN
COLONY LLC
A Griffiths/Blessing Affiliate

FOR LEASE

120 EAST LAS ANIMAS COLORADO SPRINGS, CO 80903 VICTORIAN OFFICE BUILDING



Features

***On-site Parking spaces with unmetered on street parking**

***Monument signage**

Lease Rate: \$25.00 psf Modified Gross

***Tenant pays all Utilities, Janitorial and Trash.**

Building: 902 Sq Ft
Lot Size: 3,800 Sq Ft
Year Built: 1889
Zoning: FBZ-T1

Fountain Colony, LLC
106 W Pikes Peak
Colorado Springs, CO 80903
T. 719.389.1234
www.fountaincolony.com

Gary H. Feffer
Principal
(Direct) 719.389.1301
(Cell) 719.339.8314
gary@fountaincolony.com



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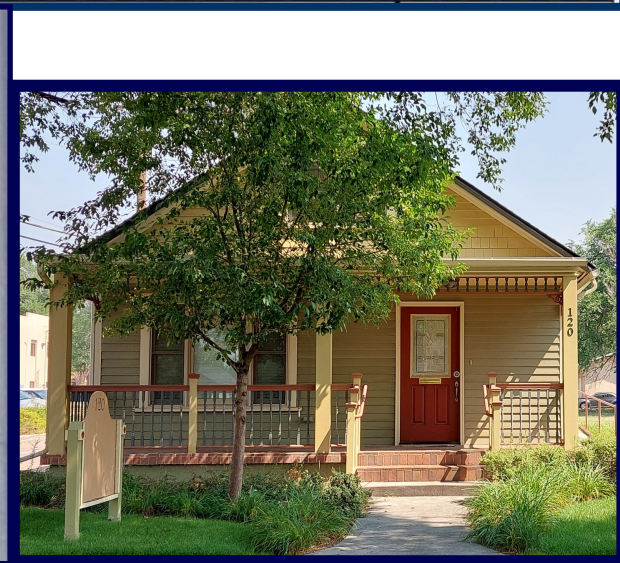
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SUBJECT

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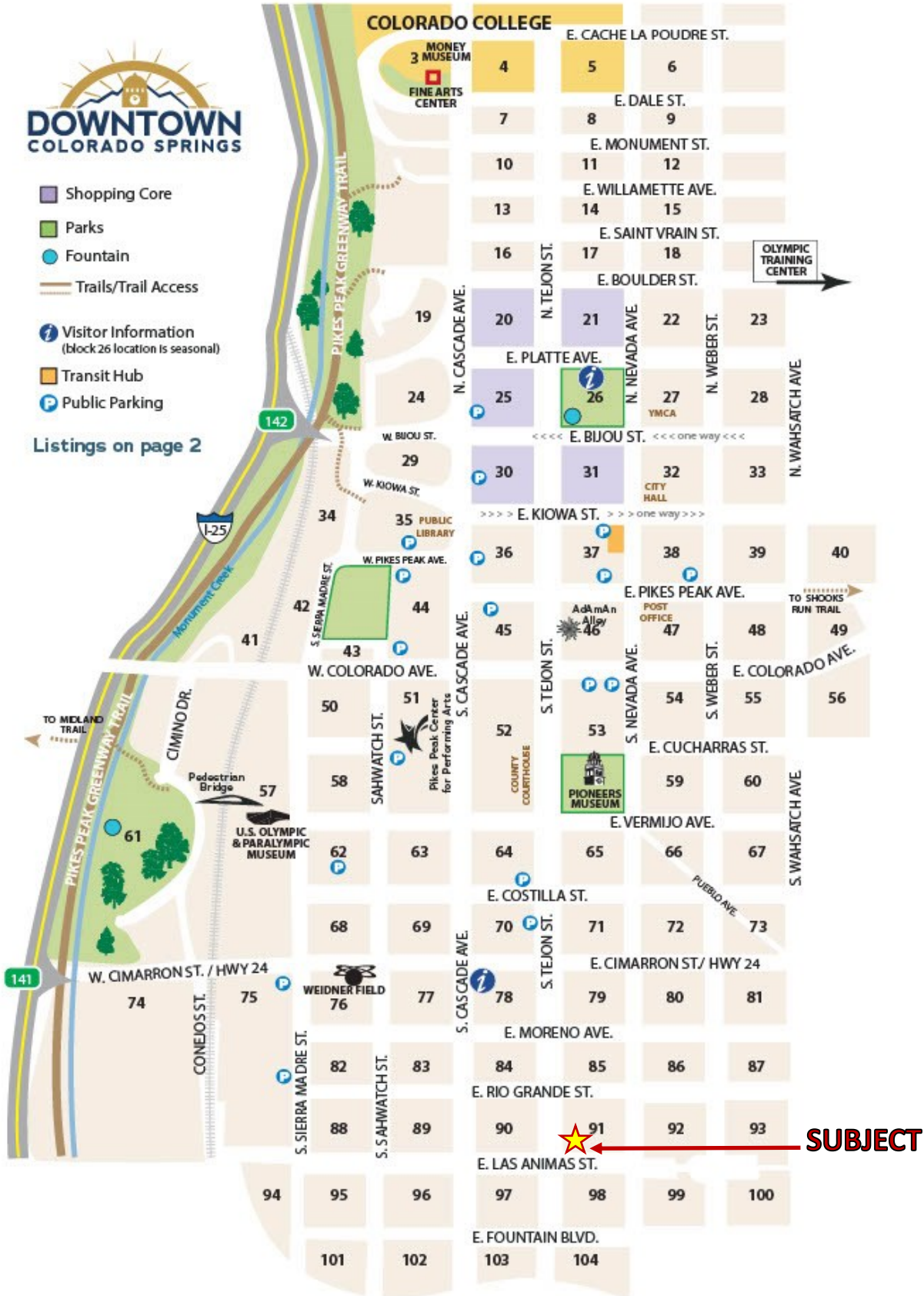
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- Shopping Core
- Parks
- Fountain
- Trails/Trail Access
- Visitor Information (block 26 location is seasonal)
- Transit Hub
- Public Parking

Listings on page 2



SHOPPING

| | |
|--------------------------------|----|
| FASHION, SHOES, JEWELRY | |
| Ashley's Attic..... | 9 |
| Bang Bang..... | 31 |
| Bargain Box Thrift Store..... | 72 |
| Brown's Shoe Fit Co..... | 31 |
| Colorado Co-Op..... | 21 |
| Coralun Vintage..... | 21 |
| Eclectic CO..... | 25 |
| Frayla Boutique..... | 97 |
| Good Eye..... | 31 |
| Halo Boutique..... | 25 |
| Inherent Clothier..... | 31 |
| In-Sight Optical..... | 36 |
| Jack Miller Jewelry Designs 31 | |
| The Jeweler Upstairs..... | 37 |
| Jstar Jewelry Designs..... | 21 |
| Knight Watch & Jewelry..... | 31 |
| Kurtz Custom Clothing..... | 46 |
| The Men's Xchange..... | 17 |
| Mountain Standard Goods 31 | |
| My Colorado Store..... | 30 |
| Redoux..... | 31 |
| Resu..... | 31 |
| Rutledge's..... | 30 |
| Sweetest Secret Boutique.31 | |
| Terra Verde..... | 25 |
| Title Nine..... | 25 |
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| Art Bank & Oriental Rugs...10 | |
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| Cronk Art & Curiosities..... | 30 |
| Cycle Gear..... | 79 |
| Downtown Fine Spirits and | |
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| Escape Velocity Comics..... | 30 |
| Everest Tibet Imports..... | 30 |
| The Hive..... | 25 |
| Home Lighting..... | 21 |
| Hooked On Books..... | 25 |
| Hunt + Gather..... | 25 |
| KAE Design..... | 66 |
| Ladyfingers Letterpress..... | 31 |
| Lay Furs..... | 21 |
| Little Richard's Toys..... | 20 |
| Living Room Plants..... | 84 |
| Meeker Music..... | 10 |
| Meininger Art Supply..... | 97 |
| Mountain Chalet..... | 38 |
| Mountainside Skateshop..... | 78 |
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| Novis Mortem Collective..... | 25 |
| Old Town Bike Shop..... | 70 |
| Old West Cigars..... | 47 |
| Old West Homebrew | |
| Supply..... | 47 |
| Orly's Gallery of Art..... | 90 |
| Piano Warehouse..... | 41 |
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| Poor Richard's Bookstore...20 | |
| Rocky Mountain Soap | |
| Market..... | 25 |
| Runner's Roost..... | 31 |
| Savory Spice Shop..... | 30 |
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| Idyll Manor, Kamp Goods | |
| and Local Honey Co..... | 68 |
| Sparrow Hawk Cookware...30 | |
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| RESTAURANTS | |
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| Atomic Cowboy..... | 78 |
| Avenue 19 Food Hall..... | 37 |
| Awi Sushi..... | 46 |
| Azada Mexican Grill..... | 25 |
| Bambino's Urban Pizzeria.25 | |
| Bento Heaven..... | 31 |
| Bingo Burger..... | 30 |
| Bird Tree Café..... | 25 |
| The Block Bar & Grill..... | 65 |
| Bonny & Read..... | 31 |
| Borriello Brothers Pizza...27 | |
| Brakeman's Burgers..... | 42 |
| Burnt Toast..... | 31 |
| The Carter Payne..... | 66 |
| Chiba Bar..... | 36 |
| Chile Colorado..... | 64 |
| China Town Restaurant...65 | |
| Chipotle Mexican Grill..... | 46 |
| CO.A.T.I. Food Hall..... | 78 |
| Colorado Craft..... | 46 |
| Crooked Cue..... | 30 |
| Dainty's Jamaican Kitchen 23 | |
| Dale Street Bistro..... | 8 |
| Denver Biscuit Co..... | 78 |
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| Gaia Masala & Burger..... | 45 |
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| Ineffable by Fernando...37 | |
| Jack Quinn's Irish Pub..... | 46 |
| Jax Fish House & Oyster | |
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| Saigon Café..... | 45 |
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| Mining Exchange)..... | 46 |
| Cacao Chemistry..... | 31 |
| Candy Bar..... | 30 |
| Caribou Coffee..... | 36 |
| Cinchona Coffee..... | 37 |
| Coffee & Tea Zone..... | 37 |
| Dad's Donuts..... | 84 |
| Dutch Brothers Coffee..... | 55 |
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| Frozen Gold Ice Cream...78 | |
| Frutilandia 2..... | 46 |
| Humble Coffee..... | 44 |
| Josh & John's Ice Cream...21 | |
| Kochi Boba..... | 25 |
| Loyal Coffee..... | 71 |
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| Ohana Kava Bar..... | 17 |
| Ola Juice Bar..... | 36 |
| Pikes Peak Lemonade..... | 25 |
| Provision Bread & Bakery .48 | |
| Rico's Café & Wine Bar...20 | |
| Solar Roast Coffee..... | 30 |
| Stir Coffee & Cocktails...31 | |
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| | |
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| Lulu's Downtown..... | 45 |
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| Phantom Canyon..... | 36 |
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| Elke Beauty..... | 21 |
| Facial Aesthetics..... | 21 |
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| Hairdressing Co..... | 45 |
| Hin Salon..... | 25 |
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VENUES & ENTERTAINMENT

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| La Burla Bee..... | 31 |
| Louie Louie's..... | 78 |
| Lulu's Downtown..... | 45 |
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LODGING

| | |
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| EconoLodge..... | 8 |
| Element Hotel..... | 70 |
| Hilton Garden Inn..... | 30 |
| Hyatt Place..... | 38 |
| Kinship Landing..... | 72 |
| The Mining Exchange..... | 46 |
| Modern Motel..... | 72 |
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| American Numismatic & | |
| Money Museum..... | 3 |
| Anita Marie Fine Art..... | 56 |
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| The Bridge Gallery*..... | 41 |
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| Orly's Gallery of Art..... | 90 |
| Rocky Mountain Motorcycle | |
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| Peak State College*..... | 34 |
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*Limited hours, most open for First Friday.